



[SRA Informational Quarterly: November, December \(2008\), January \(2009\)](#)

After over three years of hard work and constant lobbying, Save Rural Angwin can report some success towards replacing the “Urban Residential” (UR) land use designation of Angwin with different land use designations that better reflect the interest of the community and County. At the January 27, 2009 Board of Supervisor’s public hearing regarding Land Use Map Changes (aka PLUMA process) for Angwin and Pope Creek, Supervisors Dillon and Caldwell made it clear that UR designations are inappropriate in the unincorporated Napa County. Since a “vote of 3” must occur to move a motion forward, in the absence of Supervisor Luce, the BOS deliberation was continued to **Tuesday February 24, 2009 at 1:30 P.M.** at the Board chambers. No further public testimony will be taken at the continuation meeting discussion item.

Many of you attended the January 27th hearing or wrote personal letters to each of the BOS members. THANK YOU! It makes a difference, particularly at this juncture in the process. Our law firm representatives, Rachel Sater and Scott Emblidge of Moscone, Emblidge & Quadra, presented our SRA proposal and legal defense to the BOS in writing prior to the January hearing. (Note: The full text of the letter is on the SRA website or may be obtained from any Steering Committee member.) Both spoke on our behalf at the hearing. They made it clear that Triad and PUC have no entitlement to build the proposed project and the BOS may, and should, exercise its authority to assign appropriate land uses for Angwin. Re-designation of the Angwin UR Bubble, including PUC’s property, does not infringe on religious or property rights. County Counsel Robert Westmeyer stated, “Developers take their chances when they buy land and try to develop it”. It should have been very clear to all those who heard the BOS discussion that, even with Supervisor Luce absent, the majority believe the project described in the Triad/PUC application is too large for Angwin.

On December 9, 2008 the Supervisors acted to remove nearly 2,000 acres of agricultural designated land from all 12 “Bubbles”, including approximately 200 acres in Angwin. On February 24, 2009 they will further discuss the Angwin land use designations. A positive outcome would be that at least 3 Supervisors vote to direct Planning staff to identify appropriate designations such as SRA has provided to replace the UR designation for the remainder of the “Bubble” (approximately 300 acres). Procedurally the discussion must return to the Planning Commission for discussion, further public hearings and a new Resolution to be presented to the BOS. So there is still much to

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accomplish.

Again, your Letters to Editors of **ALL** Napa County media, your letters and e-mails to the BOS members and Planning Commissioners (www.saveruralangwin.org “Contacts” tab), your monetary contributions to SRA, your testimony at public hearings and your continuing efforts to inform people are vital. There is no entitlement or vested right to build subdivisions in Angwin nor County obligation to delay the General Plan Amendment process by giving preference to a development application; indeed, it would be a bad precedent. The college’s position in public meetings and lobbying efforts is emotionally based. The BOS needs to make clear their intent (provided in General Plan Policy) for maintaining Angwin’s rural setting and character while supporting PUC in its educational mission. Delaying such action would lead to the expenditure of more public and private resources in furtherance of a fundamentally inappropriate project.

We believe it is important that you be aware that our SRA brand/logo now on correspondence was professionally designed for us pro bono (anonymous). Additionally, several days of professional secretarial help have also been donated as well as numerous office supplies and expenses. The Steering Committee continues to be very appreciative of and conservative with your monetary donations, reserving it for legal advice and defense.

It is quite possible that much could happen in the next three months (February, March and April). Please feel free to contact any Steering Committee member for more detailed information and updates. We remain optimistic and committed.